

## D#25B LAND USE PERMIT PROCEDURES

### SUPPLEMENTAL STAFF REPORT

**SUMMARY:** This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

#### General Description

The City of Renton Planning Division made this docket item request. This item proposes to amend the Land Use Permit Procedures Table, RMC 4-8-080G and associated code sections in order to streamline land use permit procedures. This docket amendment looks at re-evaluating the land use application processes.

Planning Commission Issue: *How will the proposed changes affect the Hearing Examiner's and Planning Staff's work load?*

Staff Response: Based on the proposed process changes, the Hearing Examiner's caseload would be reduced by approximately 18.25 percent. This number was reached by evaluating the cases that the Hearing Examiner (HEX) heard from 2005 – 2008.

- In 2005, there were 40 HEX cases; 10 of these (25%) would convert to an administrative process with the proposal.
- In 2006, there were 42 HEX cases; 9 of these (21%) would convert to an administrative process with the proposal.
- In 2007, there were 38 HEX cases; 6 of these (16%) would convert to an administrative process with the proposal.
- In 2008, there were 28 HEX cases; 3 of these (11%) would convert to an administrative process with the proposal.

These changes would have minimal effect of Staff's workload. The small changes would be a reduced amount of time spent in Public Hearings and time preparing for those Public Hearings. Staff is working to ensure that there is an ability to "bump" projects to the Hearing Examiner if there is significant public interest or involvement, which may counteract the anticipated reduction in workload for Planning Staff.